

WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS INDENTURE, made and entered into this **14th** day of **April, 2006**, by and between **IVY TRAILS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, party of the first part, and **VINTAGE HOMES, LLC**, party of the second part;

*of Mississippi, **a Mississippi Limited Liability Company

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and warrant unto the said party of the second part the following described real estate, situated and being in the city of **Olive Branch**, County of **Desoto**, State of Mississippi, to-wit:

Lot(s) 233, 234, 237, 243, 244, 246, 247, 253, 254, 256, 257, 280 -----
BERRYDALE Subdivision, Section 19, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi, as shown on plat of record in Plat Book 94, Page 26, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

The above described property may be filled land or partially filled land and the Seller makes no representation as to said property being undisturbed land and the Seller is not to be responsible or liable for any claims of any kind or character because of said property being filled land or partially filled land.

The Seller or Developer makes no warranty concerning the degree of rainwater inundation that may result on the aforementioned lot since said inundation can be expected with rainfall which exceeds the design standards.

Parcel Number(s): 1064-1931-00023300; 23400; 23700; 24300; 24400; 24600; 24700; 25300; 25400; 25600; 25700; 28000;

TO HAND AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows:

WITNESS the signature of the said party of the first part the day and year first above written.

IVY TRAILS, LLC

EDCO Properties, Inc. – Member

By: W. Terry Edwards
W. TERRY EDWARDS, PRESIDENT

Houston Investment, Inc. – Member

By: Quinn Houston
QUINN HOUSTON, MANAGER

By: & Assoc
~~W. Terry Edwards~~

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **W. TERRY EDWARDS, President of EDCO Properties, Inc.** and **QUINN HOUSTON, Manager of Houston Investment, Inc.**, both **MEMBERS of IVY TRAILS, LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Members of IVY TRAILS, LLC.**, the within named bargainor, a limited liability company, and that as such **Members**, they executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as **Members**.

WITNESS my hand and seal at office in Bartlett, Tennessee, this 14TH day of April, 2006.

My Commission Expires



Joy Crockett
Notary Public

Grantor's Mailing Address and Phone Numbers:

Ivy Trails, LLC

6551 Stage Oaks Cove, Suite #1

Bartlett, Tennessee 38134

Office Phone#: 901-388-9176

Grantee's Mailing Address and Phone Numbers:

Vintage Homes of Mississippi, LLC

865 Willow Tree Circle

Cordova, TN 38018

Phone#: 901-791-0283

THIS INSTRUMENT PREPARED BY:

EDCO Title & Closing Services, Inc.

6510 Stage Road, Suite 1

Bartlett, Tennessee 38134

(901)382-0470

RETURN TO:

Byrne & Associates, PLLC

1326 Hardwood Trail, Suite 201

Cordova, TN 38016

Phone: 901-737-2911

EDCO File Number: 06-0386JC